

707 33 Street NW
Calgary, Alberta

MLS # A2168704



\$929,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Counters		

Inclusions: none

Prime 50 x 120 RC-G lot in the heart of Parkdale, offering immense potential with Calgary's new blanket zoning changes. This tree-lined street is surrounded by luxury homes, making it perfect for building your dream home, two infills, or even more units. Enjoy the serenity of a quiet neighborhood, just steps away from the Bow River, pathways, Foothills Hospital, Parkdale Elementary, and the popular Lazy Loaf & Kettle Cafe. The existing bungalow has no value; this is purely a land opportunity. Don't miss out—book your private viewing today!